

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: August 1, 2019 Item No. 3
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Lentz Townhouse Front Yard Landscape Renovation

Case Number: 36-HP-2019

Location: 7714 East Northland Drive

Request: Request approval of a Certificate of Appropriateness-Historic Resources for front yard landscape renovation including installation of brick patio, lighting and landscaping in the front yard in the Villa Monterey Units 1-7 Historic District.

OWNER/APPLICANT

Debra Lentz
(602) 743-9544

BACKGROUND

Zoning

This site is zoned Townhouse Residential, Historic Property (R-4 HP). The Historic Property overlay designation was approved by City Council on June 7, 2011 (4-HP-2010 and 13-ZN-2010).

Historic Preservation Plan

Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 are currently in effect. The interim guidelines are modeled after the guidelines for the Village Grove 1-6 Historic District subdivision. Currently, an update to the interim guidelines, Case 4-HP-2010#2 Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines, are being prepared for future action by the Historic Preservation Commission.

Certificate of No Effect-Historic Resources

The property received a Certificate of No Effect-Historic Resources in 2017 for replacement of windows, doors and roofing. In 2017 shutters around the front windows were removed; the steel bars were removed from the front windows and landscape changes including turf removal and removal of the palm tree were completed. Since that time, awnings have been added to the front windows and the townhouse has been repainted. These types of alternations are included under Zoning Ordinance Section 6.121 Alternations of historic resources; approvals required.

Context

Located on the north side of East Northland Drive, the surrounding developments are within Villa Monterey Unit Four.

Adjacent Uses and Zoning

Action Taken _____

Adjacent Uses and Zoning

- North Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- South Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- East Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)
- West Existing residential townhouses in Villa Monterey Unit Four, Townhouse Residential, Historic Property (R-4 HP)

Key Items for Consideration

- Compliance with the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7
- Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines (Case 4-HP-2010#2)

DEVELOPMENT PROPOSAL

Description of Historic Property

Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

Villa Monterey Units 1-7 Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a building, and a development pattern that was influential on the physical form of Scottsdale in the postwar era; and remains discernible and distinctive today. Furthermore, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhouses were subsequently developed in Arizona.

Although varied in their styling and detail, Villa Monterey townhouses have certain architectural features that define the style. These features relate to the technological, social and economic influences which shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of a building. Consequently, it is important that these character-defining features be preserved and receives sensitive treatment during exterior rehabilitation and restoration work.

Goal/Purpose of Request

The request is to add a brick patio (8 feet by 8 feet) in the front yard with two stepping pads (2 feet by 3 feet), landscaping and rip rap rock in the front yard.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted at the site. A postcard containing case information has been sent to property owners within 750 feet of this property. The property owner contacted the adjacent neighbors.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

While the historic styling of the individual townhouses and the collection of those townhouses and streetscapes that make up the development are the primary elements that contribute to the significance of the district, other aspects of setting also contribute to a sense of place and time. These include such things as landscaping, fencing, paving and accessory structures. Alteration of these primary elements require approval from the Historic Preservation Office even though many of these items may not require a building permit to construct or install. The following guidance is provided to encourage the preservation of those elements of the historic district and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

The following guidelines identify standards for the need of low-scale improvements.

Interim Guidelines for Villa Monterey Units 1-7:

Chapter 8, Policy 16: Retain the traditional landscaping that was found within the development.

Applicable Guidelines:

16.3 Maintain the mature trees and shrubbery wherever possible.

Staff Analysis:

The property originally had turf and a large palm tree which was removed. The applicant is proposing to plant a 24" box Palo Verde or Palo Brea tree in the front yard and drought tolerant groundcover and Golden Barrel cactus plants.

16.4 Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers, flowers and front patios. However, select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

Staff Analysis:

The applicant is proposing to use drought tolerant plants.

Chapter 8, Policy 17: Fencing should remain traditional and not disrupt the historic streetscape in the development.

Applicable Guidelines:

17.1 Where no fence exists in the front yard, keeping the front lawn open is encouraged.

Staff Analysis:

The applicant is not proposing to enclose the patio area.

Draft Guidelines for Villa Monterey Units 1-7:

Chapter 8, Policy 8.A.2: Landscaping in front yards should not fully or primarily obstruct views of the front façade from the street.

Applicable Guidelines:

- a. In general, shrubs and groundcover plants that are installed in the front yards should not fully cover window openings.

- b. If the mature size of existing trees and shrubbery are large enough to conceal the townhouse from the street, then consider a landscape renovation that will improve natural surveillance from the townhouse to the street and vice versa, which is similar to the original landscape character of the historic district.
- c. Front yard paved patios and seating areas created by seating walls, planters and potted plants or shrubs may be allowed. Refer to the Appendix for each HOA to determine whether front yard patio or seating area is allowed.

Staff Analysis:

The applicant is proposing one tree and the rest of the landscaping proposed is low scale groundcover providing visibility to the façade and windows of the townhouse. The property owner has received approval from their HOA for the brick patio and landscaping.

Description of historic property

This townhouse is classified as International/Streamlined architectural style in the draft Guidelines.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve Lentz Townhouse Front Yard Landscaping Renovation finding that the provisions of General Plan Preservation and Environmental Planning and the Interim Villa Monterey Units 1-7 Historic Preservation Guidelines have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

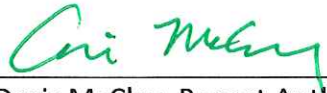
RESPONSIBLE DEPARTMENT(S)

Planning and Development Services
Historic Preservation Office

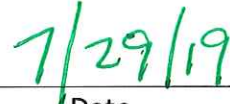
STAFF CONTACT(S)

Doris McClay Senior Planner 480-312-4214 E-mail: dmccclay@ScottsdaleAZ.gov

APPROVED BY



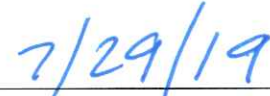
Doris McClay, Report Author



Date



Steve Venker, Historic Preservation Officer



Date

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Photograph of property
5. Front yard Landscape plan
6. Rendering of proposed front yard improvements
7. HOA approval

Front yard design consists of:

- 1) Installation of 1- 8'X8' brick patio (brick will match current driveway)
- 2) Installation of 2- 2'X3' stepping pads (brick will match current driveway) to connect driveway to new brick patio
- 3) Installation of dual-zone irrigation system, including timer
- 4) Installation of low-voltage landscape lighting
- 5) Use of current 1.5" Apache Tears rock mulch
- 6) Installation of Rip-Rap rock river starting at façade (2' width) extending/curving to sidewalk (3-3.5' width)

- 7) Installation of drought tolerant cactus, shrubs and groundcover to include:

1 Palo Verde or Palo Brea	24" Box
2 Mexican Fence Post or Totem Pole Cactus	15-25 gallon
2-3 Golden Barrel Cactus	5 gallon
8-10 Slipper Plants	5 gallon
1-2 Yellow Bells	5 gallon
1 Orange Tecoma Bell	5 gallon
1 Coral Fountain	5 gallon
3-4 Bear Grass	5 gallon
2-3 Hesperaloe	5 gallon
2-3 Lantana	5 gallon

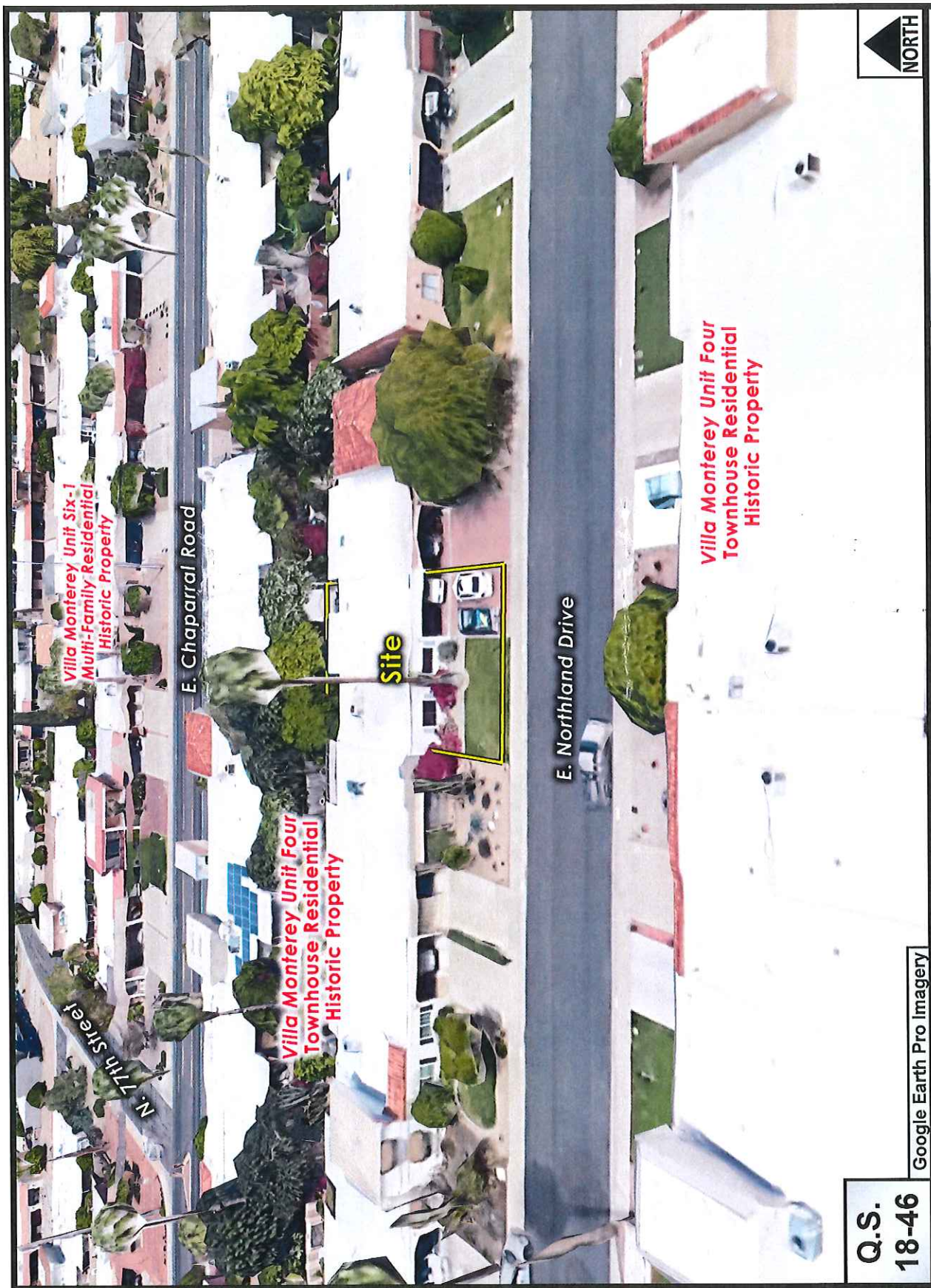
Numbers of plantings may change but will still consist of drought tolerant varieties



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Lentz Townhouse Front Yard Landscape Renovation

ATTACHMENT 2

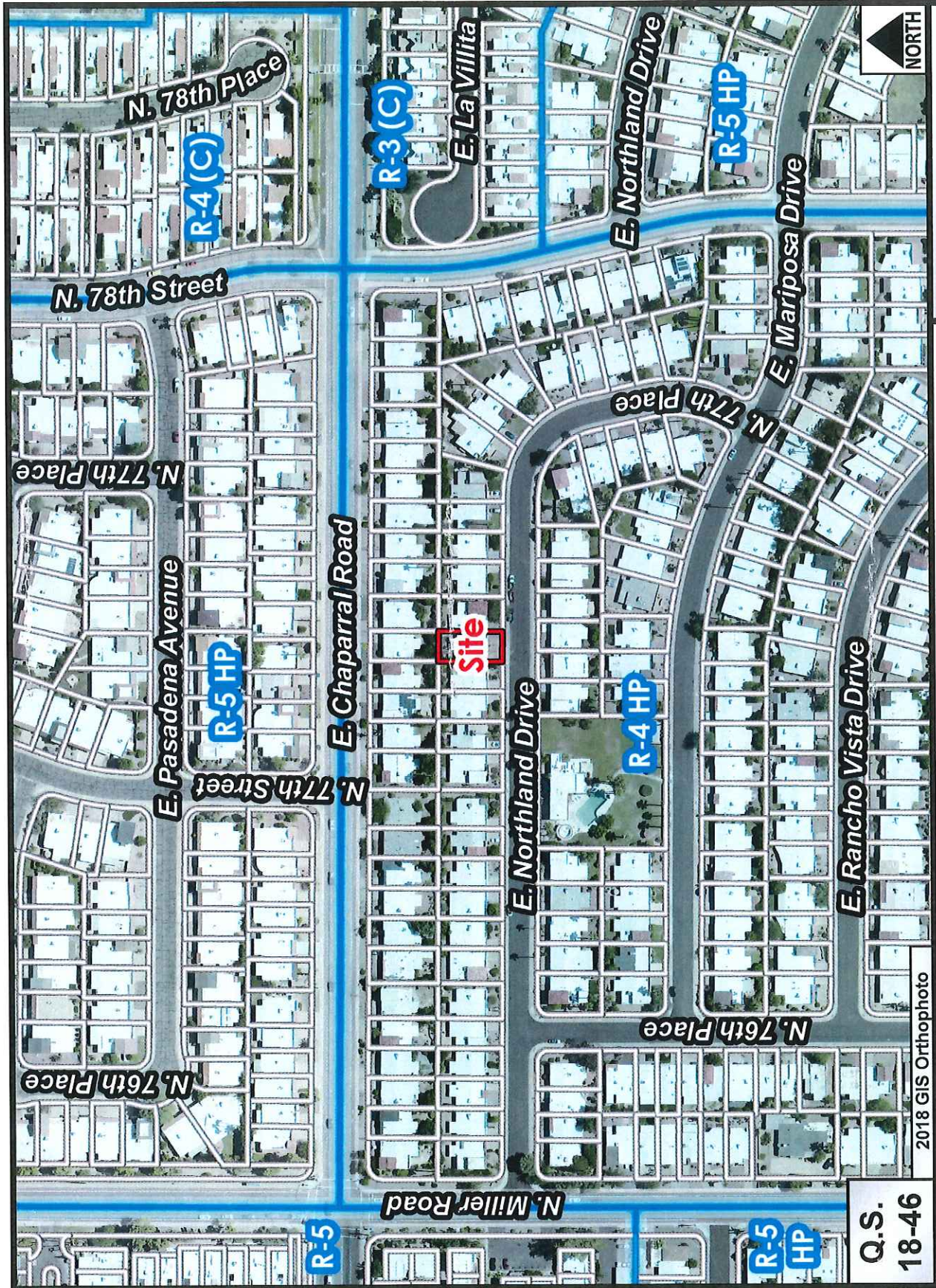


Q.S.
18-46

Google Earth Pro Imagery

Lentz Townhouse Front Yard Landscape Renovation

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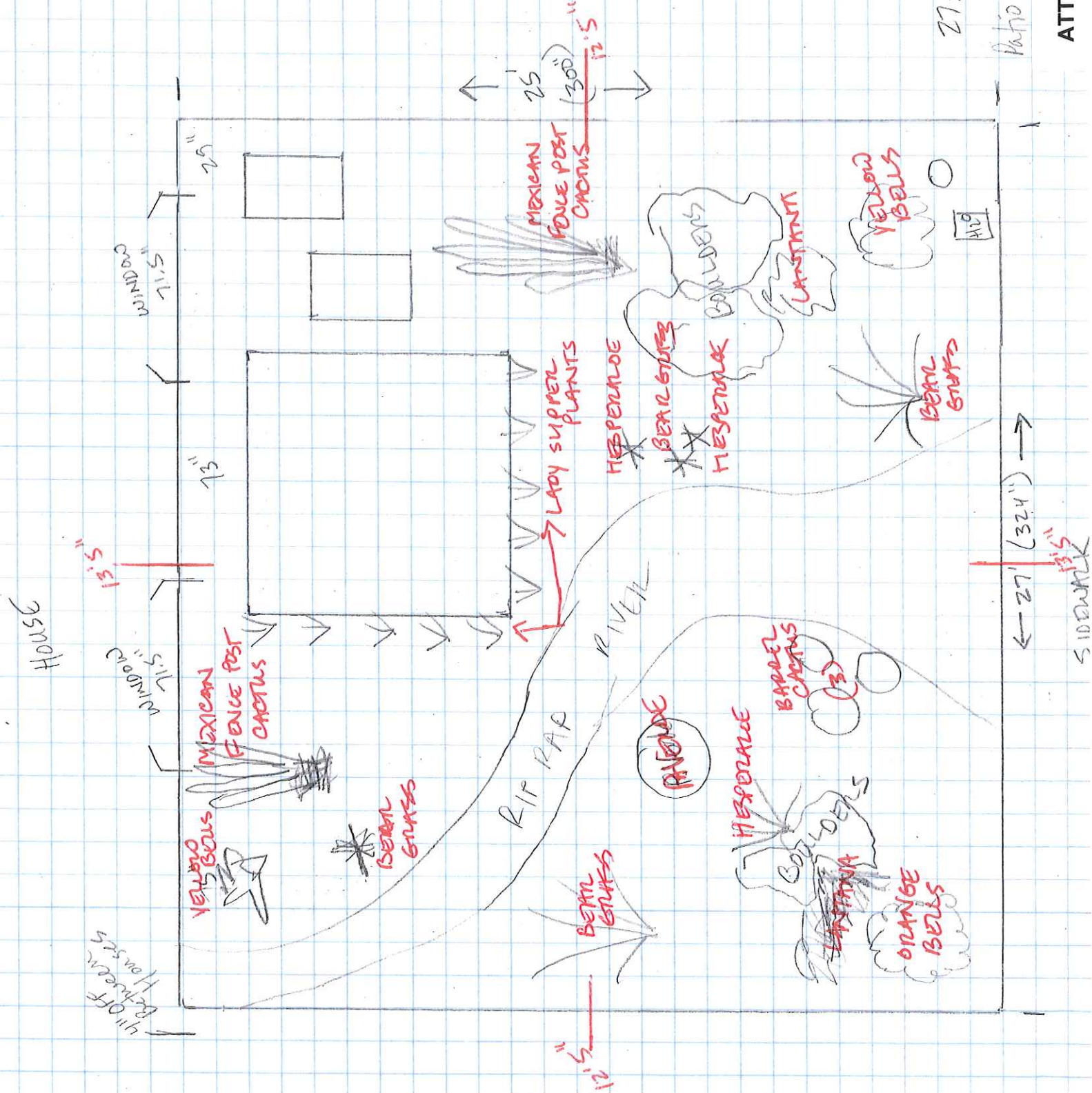
Lentz Townhouse Front Yard Landscape Renovation



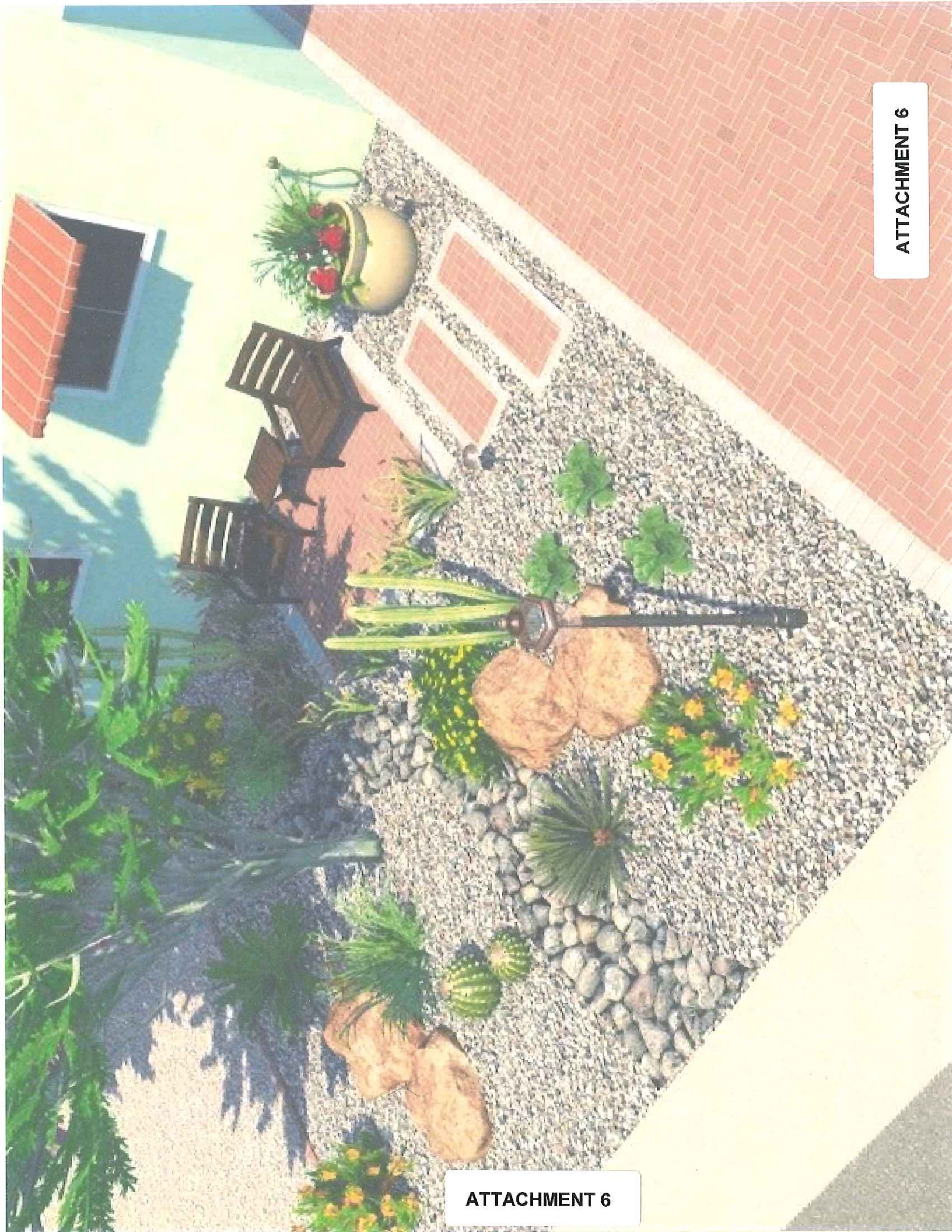
ATTACHMENT 4

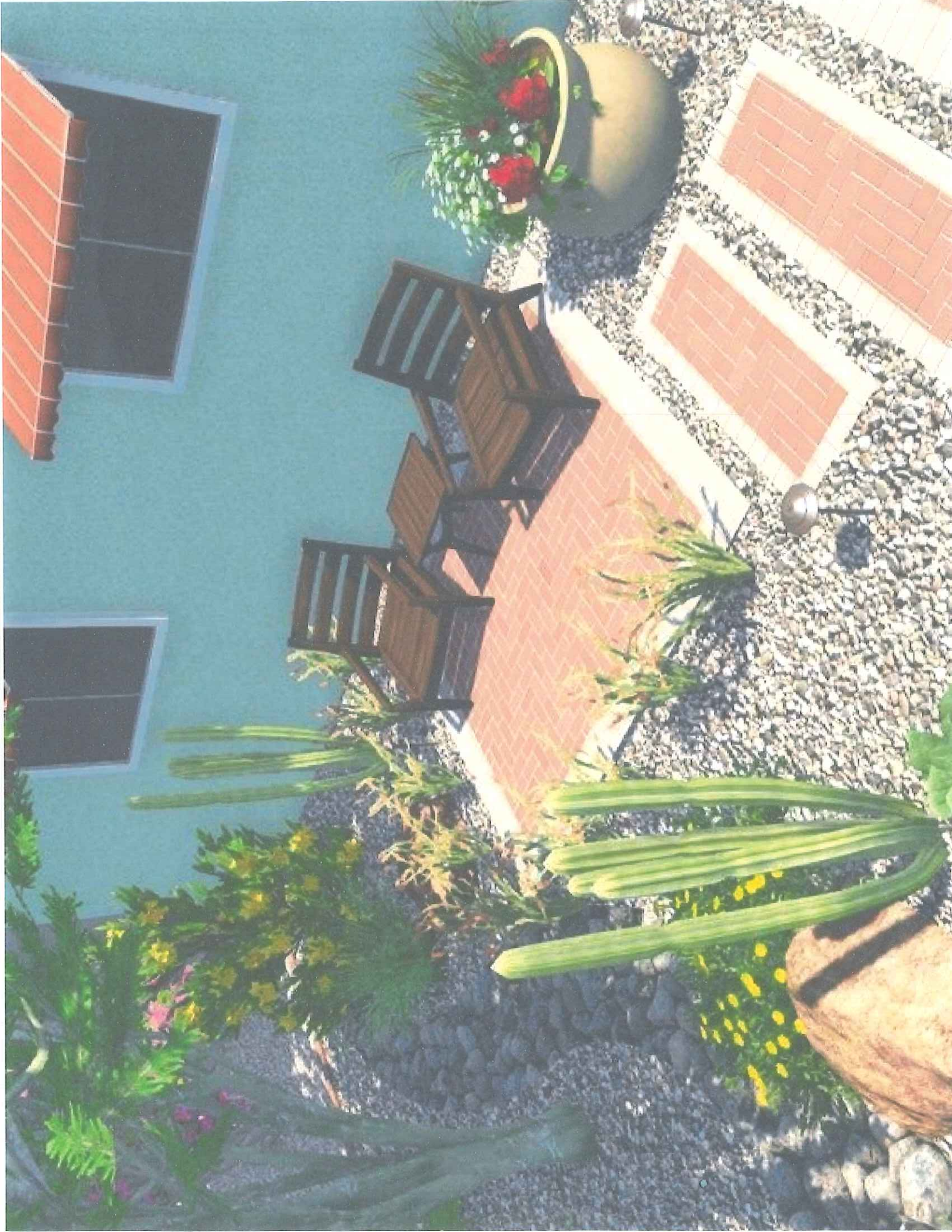
ATTACHMENT 4

Block = 1 ft, squared


$$27 \times 25 = 675 \text{ sq ft}$$

$$\text{Ratio } (40/10) = 270 \text{ sq ft}$$





VILLA MONTEREY IV
RESORT PARK INC HOMEOWNERS ASSOCIATION

7667 E NORTHLAND DRIVE SCOTTSDALE AZ 85251 480-990-2529 INFO@RESORTPARK.ORG

Date: May 15, 2019

Re: Landscape Plan for residence 7714 E Northland Drive, Scottsdale, AZ 85251

Owners: Debra Lentz

Address: 7714 E Northland Drive, Scottsdale, AZ 85251

To Whom It May Concern:

The Board of Directors of Resort Park Association (AKA Villa Monterey IV) has approved your request to renovate your front yard located at 7714 E Northland Dr, Scottsdale, AZ 85251.

Construction details have been submitted to the Villa Monterey IV Board of Directors on May 15, 2019 and are in compliance with Villa Monterey IV HOA rules and regulations.

This approval is contingent upon the proper permitting by the City of Scottsdale and the approval of the Historic Preservation Commission. A building permit, if applicable and an Historic Preservation Commission approval certificate must be submitted to Resort Park Association (Villa Monterey IV) via email or US mail prior to beginning construction.

Respectfully submitted,



Susan Thomas

President

Villa Monterey IV Board of Directors

Resort Park Association Inc.